Karen Johnson Davidson County
Batch# 894308 DEEDQC
07/26/2022 03:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220726-0085437

THIS INSTRUMENT PREPARED BY:

HUNTER R. MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $NONE.

Jeanne K. Shackelford
AFFIANT

Subscribed and sworn to before me this 18th day of July, 2022.

Lindsay Hamada
Notary Public

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel Nos:
Jeanne Kathleen Shackelford, et al. 1041 Pine Meadow Drive Gardendale, AL 35071	-SAME-	083 05 0 365.00 083 05 0 366.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Thomas W. Shackelford, Executor of the Estate of Marjorie Batson Voss, deceased** (the "decedent"), who died on May 18, 2022, and in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on July 15, 2022, and recorded under Docket No. 22P-1207, in the Seventh Circuit Court Clerk's Office (Probate Division) for Davidson County, Tennessee, hereby releases, remises and quitclaims unto **Jeanne Kathleen Shackelford, Roger Mitchell Voss and Roy Alan Voss**, as equal tenants in common, all of the right, title and interest of the decedent and the decedent's estate in and to

the certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 18th day of July, 2022.

ESTATE OF MARJORIE BATSON VOSS

By: Thomas W. Shackelford
Thomas W. Shackelford, Executor

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas W. Shackelford, Executor of the Estate of Marjorie Batson Voss, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of July, 2022.

My Commission Expires: LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Lindsay Hamada
Notary Public

EXHIBIT A

Legal Description

083 05 0 365.00 – 1414 Franklin Avenue, Nashville, Tennessee 37206

LAND LYING IN DAVIDSON COUNTY, TENNESEE, Being the easterly 50 feet of the westerly 100 feet of the northerly 240 feet of Block 2 in T. P. Weakley's Subdivision as of record in Book 421, Page 50, Register's Office for said County.

THIS TRACT IS SUBJECT TO all rights-of-way and easements as shown and any other rights-of-way and easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Being the same property conveyed to Marge Voss by deed from Joy L. Batson, of record in Book 11387, page 159, Register's Office for Davidson County, Tennessee.

This is improved property known as 1414 Franklin Avenue, Nashville, Tennessee 37206.

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083 05 0 366.00 – 1412 Franklin Avenue, Nashville, Tennessee 37206

Land in Davidson County, Tennessee, being the westerly 60 feet of the northerly 240 feet of Block 2 in T. P. Weakley's Subdivision, of record in Book 421, page 50, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Marjorie Voss by deed from Richard Voss, of record as Instrument No. 20131029-0112299, Register's Office for Davidson County, Tennessee.

This is improved property known as 1412 Franklin Avenue, Nashville, Tennessee 37206.

Marjorie Batson Voss died on May 18, 2022, and devised her entire interest in the subject property to Jeanne Kathleen Shackelford, Roger Mitchell Voss and Roy Alan Voss, as equal tenants in common, in accordance with her Will duly probated by the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), and recorded in the Probate Court Clerk's Office for Davidson County, Tennessee, on July 15, 2022 under Docket No. 22P-1207.

Marjorie Batson Voss, Marjorie Voss and Marge Voss are one and the same person.

CERTIFICATE OF AUTHENTICITY

I, Hunter R. Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 18, 2022.

July 18, 2022
Date

Hunter R. Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of July, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

